TO LET

WAREHOUSE IN BRIDGE OF DON

GRAHAM SIBBALD



Unit 12 Barrat Trading Estate, Denmore Road, Bridge of Don, Aberdeen, AB23 8JW

- End Terraced Industrial Estate Unit in Bridge of Don
- GIA — 796.72 sq.m (8,8576 sq.ft)
- Rent - £65,000 per annum





LOCATION

The property is located in the Barratt Trading Estate, fronting Denmore Road within the popular and established Bridge of Don Industrial Estate situated some 4 miles north of Aberdeen city centre. Major occupiers nearby the estate include Sterling Furniture, Baker Hughes, Fugro, B&Q and Marks and Spencer

DESCRIPTION

The property comprises an industrial unit within a trade counter and industrial estate with occupiers including Toolstation, Screwfix and Somebody Cares Retail Outlet.

The property is of steel portal frame construction with cavity concrete dado walls and insulates press steel cladding above. The pitch roof is clad with cement fibre sheeting, insulated internally. The floor in the warehouse is concrete and there is an electrically operated roller shutter door. The office accommodation comprises a kitchen, and toilet / shower facilities. Mains electricity (3 phase) and water are installed an drainage is to a public sewer.

The unit has a generous forecourt and has the benefits of a yard along the west gable.

ACCOMODATION

We calculate the following approximate Gross Internal Floor Areas (GIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows

	Sq. m	Sq. ft
Offices and Welfare facilities	248.23	2,672
Warehouse	548.49	5,904
TOTAL	**796.72**	**8,576**



RENT

£65,000 per annum, exc.

LEASE TERMS

The subjects are available on a full repairing and insuring terms for a period to be agreed

RATEABLE VALUE

The property is currently entered into the Valuation Roll with a Rateable Value of £64,500. The Uniform business rate for 2026/2027 is 55.4p in the £.

VAT

All figures quoted are exclusive of VAT

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land & Building Transaction Tax and registrations dues, as appropriate.

VIEWING

To arrange a viewing or for further information please contact the sole letting agents

To arrange a viewing please contact:



MOLLY PEETERS
Graduate Surveyor
molly.peeters@g-s.co.uk
07825 875 303



CHRIS ION
Director
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07717 425 298

IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices. Date published: July 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, persona and or detailed financial and corporate information will be required before any transaction can conclude.